

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

September 7, 2010

RELATES TO ITEM 1-D: Establishing A Location Policy for Los Angeles County

The Community Development Commission has embarked on a highly admirable effort to consolidate its existing facilities from Monterey Park and Santa Fe Springs into a single cost-effective facility. However, given the lack of a clear facilities location policy to guide decision making, the recommended option raises several important questions. First, there are questions about criteria used to guide the location selection process. Second, while the Board Letter identifies potential cost savings from the current facility, it is unclear what type of financial analysis was completed to examine the cost effectiveness of other alternatives. Given today's financial and real estate markets, a variety of options, including leasing or purchasing existing buildings, should also be considered, in addition to considering new construction.

In a county that spans over 4,000 square miles, with over 10 million constituents, providing a centrally-located and easily accessible administrative facility for the Community Development Commission (CDC) should be a high priority. Factors that should be considered in selecting a location should include economic development potential, potential public transit access, availability of affordable housing, existing,

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historic or culturally significant buildings and other factors. A comprehensive

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long term economic cost analysis of alternatives should also be prepared. In fact, the location of County facilities is one of the most important economic investment decisions that we make in support of local communities.

Other jurisdictions, including the Federal Government, State of California, and City of Los Angeles, all rely on formally adopted, clear and detailed location policies that take these and other factors into consideration when determining locations for municipal facilities.

However, Los Angeles County has no such framework for uniformly guiding its decision making process. Based on a policy adopted in 1998, County staff has only been tasked with considering co-location and consolidation opportunities, along with financial factors, when recommending locations for County facilities. We must ensure that Los Angeles County's significant capital investments give serious consideration to the impacts that site selections have on improving social, economic, environmental and cultural conditions in the communities we serve.

I THEREFORE MOVE that the Board of Supervisors (Board) direct the Chief Executive Officer (CEO) to study the Facility Location Policies of the State of California, City of Los Angeles and Federal government, and report back to the Board within sixty days with a draft policy for the Board's consideration. In drafting this policy, the CEO should take into consideration criteria including proximity to a central business area, economic development potential, access to public transit and affordable housing, consideration of existing buildings and historic buildings, and local land use plans.

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I FURTHER MOVE that the Board of Supervisors direct the Executive Director of

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the Community Development Commission to complete financial and qualitative analyses of multiple alternatives for its new administrative facility, taking into consideration the aforementioned site selection criteria as well as a 30-year, year-by-year analysis that compares the total cost of occupancy under this proposal with other alternatives, including owning and leasing existing facilities. This analysis should include a justification as to why the proposed site is preferred in comparison with a more centrally-located facility. The Community Development Commission should also "benchmark" its financial deal against other recent transactions by comparable agencies such as the Community Redevelopment Agency/Los Angeles and LA Healthcare. The Executive Director shall report back within 30 days.

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